

West End LCI Zoning Workshop #4

Tuesday, November 18, 2003

6:00 to 8:00 pm

Bill Dunkley, Project Manager

West End Medical Center, 868 York Street, West End

MINUTES

Meeting called to order at 6:00 pm.

Introductions

- Bill introduced the City of Atlanta staff personnel present at the meeting, and reviewed the agenda and handouts for the meeting.

Historic District / Historic Fabric Issues

- Bill reviewed the responses that were made to the 30 specific items that the workshop participants identified at the last meeting. 27 of the thirty items were addressed. The remaining three items were items that could not be addressed through zoning.
- Workshop participants agreed that the SPI zoning addressed most of what they were seeking through historic district designation for the West End commercial areas, and that expansion of the historic designation was not necessary at this time.

Review of SPI Code Changes

- Bill reviewed all changes that had been made to the SPI code in Draft B.
- A lengthy discussion took place regarding the desire to restrict building materials in the district. The group agreed that materials should be restricted throughout the district, with the possibility of a special exception where those materials are inappropriate for the surrounding area or would present a severe economic hardship.
- A lengthy discussion took place regarding ways to keep bars in the area from becoming disruptive to the neighborhood. Bill explained the legal position of the City – that separating bars from restaurants (for SUP purposes) would be problematic, and that there is already a system of community controls in place through liquor licensing. The workshop participants agreed that limiting square footage of all bars and restaurants would be helpful in this endeavor.
- Workshop participants voted unanimously to accept Draft B of the SPI text, with the condition that the following eight items be addressed or incorporated:
 1. Extend the RDA Corridor Subarea west to Lawton Street (Subarea 2).
 2. Add a small parcel of land off of Rose Circle to the list of properties to acquire for greenspace.
 3. Restrict the use of Dryvit from the district.

4. Require the use of certain façade materials (Wood, brick, real stucco for residential; brick, stone, real stucco for commercial) throughout the district, but allow for special exceptions for alternate façade materials.
5. Require openwork grilles for security screens.
6. Require Special Use permit for mortuaries and funeral homes.
7. Change certain identified properties on Peebles and Lawton Street from Subarea 2 (RDA Corridor) to Subarea 6 (Low Density Residential), and change property on the NE corner of Oglethorpe and Lowery from Subarea 6 (Low Density Residential) to Subarea 3 (Neighborhood Commercial).
8. Require square footage limit of 8,000 s.f. for all bars and restaurants.

Next Steps

- Bill asked for volunteers for the Sign Ordinance Committee, which would most likely begin its work in February 2004. Volunteers were:
 - Duncan Hill
 - Harold Dixon
 - Ken Reaves
 - Pam Perkins.
- Bill will solicit others through email and at the NPU meetings.
- Bill asked for recommendations for membership on the Design Review Committee. He will propose a draft list of members, and circulate via email and via the NPUs.

Closing

- The meeting adjourned at approximately 8:45 pm.